

Issued: December 9, 2016

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING
MONDAY, DECEMBER 5, 2016
LEGISLATIVE CHAMBER, ROOM 314
TOWN HALL, WEST HARTFORD, CT 06107**

DRAFT MINUTES

ATTENDANCE: Chair: Kevin Ahern; Vice Chair: Kevin Prestage; Commissioner: James Akin; Alternates: Mishone Donelson, Gordon Binkhorst, Liz Gillette; Staff: Todd Dumais, Town Planner; Catherine Dorau, Associate Planner

ABSENT: Commissioners: John O'Donnell, Michele Maresca

CALL TO ORDER/ROLL CALL: 7:00 P.M.

MINUTES:

1. Approval of Minutes:
 - a. Minutes of the Regular Meeting, Wednesday, October 5, 2016.
Motion/Prestage; Second/Ahern; Vote 4-0; Voting: Ahern, Prestage, Akin, Alternate: Binkhorst
 - b. Minutes of the Regular Meeting, Monday, November 7, 2016.
Motion/Ahern; Second/Prestage; Vote 3-0; Voting: Prestage, Akin, Gillette

COMMUNICATIONS:

2.

NEW BUSINESS:

3. **107 Hillcrest Avenue**- Application (IWW #1049) by AECOM on behalf of The Metropolitan District (MDC) (Central Connecticut Associates, LLC, record owner) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford for property located at 107 Hillcrest. The proposed amendment is based on an on-site soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on December 5, 2016. Suggest required public hearing be scheduled for January 4, 2017.)
Required public hearing scheduled for Wednesday, January 4, 2017. Motion/ Prestage; Second/Ahern; Vote: 5-0 (Donelson seated for Maresca) (Binkhorst seated for O'Donnell).



TOWN OF WEST HARTFORD

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4. **107 Hillcrest Avenue-** Application (IWW #1050) by AECOM on behalf of The Metropolitan District (MDC) (Central Connecticut Associates, LLC, record owner) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a watercourse (Piper Brook). The applicant proposes construction of the Newington Trunk Sewer High Outlet Relief (NTS HOR) Structure. No direct impacts to wetland or watercourse resources will occur as a result of the proposed modification plan. (Submitted for IWWA receipt on December 5, 2016. Presented for determination of significance.)
Determined to be potentially significant and set for public hearing on Wednesday, January 4, 2017. Motion/Prestage, Second/Donelson; Vote: 5-0 (Donelson seated for Maresca) (Binkhorst seated for O'Donnell)
5. **35 Walker Lane-** Application (IWW #1051) of Juliano's Pools (Elizabeth Garner and Theresa MacKinnon, Record Owners) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland regulated area. The applicant proposes to construct an approximately 38' x 21' in-ground swimming pool with a 4' high safety fence with self-closing and self-latching gate and 3' concrete perimeter around the pool. (Submitted for IWWA receipt on December 5, 2016. Presented for determination of significance.)
Motion to be potentially significant. Motion/Akin, Second/Gillette; Motion FAILED, Vote: 0-5 (Gillette seated for Maresca) (Donelson seated for O'Donnell). Permit granted with conditions.
6. **119 South Street-** Application (SUP #1296) of Elm-Cap Industries, Inc. (119 South Street, LLC Record Owner) requesting Special Use Permit approval for the installation of two separate crematory units for the cremation of human remains; one (1) Matthews PowerPak I, and one (1) Matthews PowerPak II. (Submitted for TPZ receipt on December 5, 2016. Suggest required public hearing be scheduled for January 4, 2017.)
Required public hearing set for Wednesday, January 4, 2017. Motion/Prestage, Second/Binkhorst; Vote 5-0 (Binkhorst seated for Maresca) (Gillette seated for O'Donnell).

OLD BUSINESS:

7. **South Main Street-** Application (SUP #1271-R1-16) of SB Andrews Company, LLC and applicant Smbat Sarkisyan (Sam's Gyro) requesting TPZ review of compliance with the conditions of SUP #1271 approved May 4, 2015 to authorize a 16-seat outdoor dining area. (Submitted for TPZ receipt on November 7, 2016. Suggest required public hearing be scheduled for December 5, 2016.)
It was determined that no additional conditions of approval were required. Motion/Prestage, Second/Binkhorst; Vote 5-0 (Donelson seated for Maresca) (Binkhorst seated for O'Donnell).

TOWN COUNCIL REFERRALS AND REQUEST FOR REPORTS:

8. **1043 Farmington Avenue-** Application (SDD #147) on behalf of Tongjan Properties, LLC, to rezone 1043 Farmington Avenue, from RMO, Residential/Multifamily-Office, to RO, Residence-Office and then to designate the rezoned parcel as a special development district. The applicant requests the use of the second floor for professional office space. The third floor will be used as a storage space. The residential appearance of the building will not be changed as a result of this zone change request (Town Council Receipt on October 25, 2016. TPZ receipt on December 5, 2016. Town Council public hearing scheduled for December 13, 2016.)
Motion to recommend approval to Town Council. Motion/Prestage, Second/Donelson; Vote: 3-2 (Akin and Gillette voting no) (Gillette seated for Maresca) (Donelson seated for O'Donnell).
9. **Sedgwick Road-** Resolution authorizing the town manager to execute a lease of certain land at Sedgwick Road (Town Council Receipt on November 9, 2016. TPZ receipt on December 5, 2016.)
Motion to recommend approval to Town Council. Motion/Gillette, Second/Ahern; Vote: 5-0 (Binkhorst seated for Maresca) (Gillette seated for O'Donnell).
10. **Park Road/I-84 Improvements-** Resolution authorizing the town manager to obtain easements from the State of Connecticut, Department of Energy and Environmental Protection, for the Town of West Hartford Park Road/I-84 Improvements (Town Council Receipt on November 9, 2016. TPZ Receipt on December 5, 2016.)
Motion to recommend approval to Town Council. Motion/Prestage, Second/Donelson; Vote: 5-0 (Donelson seated for Maresca) (Binkhorst seated for O'Donnell).

TOWN PLANNER'S REPORT:**INFORMATION ITEMS:****REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:**

- TPZ Regular Meeting, Wednesday, January 4, 2017 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, February 6, 2017 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, March 6, 2017 @ 7:00 P.M.

ADJOURNEMENT: *Motion to adjourn/Gillette; Second/Prestage; Vote 5-0 (Gillette Seated for O'Donnell) (Donelson seated for Maresca). Meeting adjourned at 8:00 P.M.*

"Any individual with a disability who needs special assistance to participate in the meeting should contact Social Services Department, 860.561.7561, five days prior to the meeting."